

Adopted at Meeting of 10/2/75

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 5
PROJECT NO. MASS. R-155

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the Fenway Urban Renewal Area, Project No. Mass. R-155, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Symphony Plaza East Company of Boston has expressed an interest in developing Parcel 5 in the Fenway Urban Renewal Area.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Symphony Plaza East Company of Boston be and hereby is finally designated as the Redeveloper for Disposition Parcel 5 in the Fenway Urban Renewal Area.
2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Symphony Plaza East Company of Boston possesses the qualifications and financial resources, necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
4. That the Final Working Drawings and Specifications submitted by Symphony Plaza East Company for the development of Parcel 5 conform in all respects to the Urban Renewal Plan for the Project area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed to Symphony Plaza East Company of Boston; said document to be in the Authority's usual form.

6. That the Director be and hereby is authorized for and in behalf of the Boston Redevelopment Authority to accept any and all penalty bonds or other form of financial security as may be required by the terms of the Land Disposition Agreement.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

8. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

MEMORANDUM

3208

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: DESIGNATION OF SYMPHONY PLAZA EAST
COMPANY OF BOSTON
DISPOSITION PARCEL 5
FENWAY URBAN RENEWAL AREA
PROJECT NO. MASS. R-115

On June 1, 1972 the Authority tentatively designated State Street Development Company of Boston developer of Parcel 5 in the Fenway Urban Renewal Area. Parcel 5 is located on the easterly side of Massachusetts Avenue as it intersect with Huntington Avenue and is totally owned by the Church Realty Trust and the Boston Redevelopment Authority - the memorandum submitted at the time of the tentative designation stated that it was the understanding of the parties that there would be a subsequent designation for Parcel 9, which is a twin parcel across the street on the westerly side of Massachusetts Avenue.

The Redeveloper has successfully completed it's site criteria selection process with HUD for 236 processing and is now completed it's working drawings and specifications towards a firm commitment from HUD. Further, the developer has received a loan commitment from the Massachusetts Housing Finance Agency for both Parcel 5 and Parcel 9.

The Redeveloper has submitted a 121A Application to the Authority under the name Symphony Plaza East Company, which is made up of the same parties as principals. A public hearing has been held on this Application and the matter has been referred to the General Counsel for a Report and Decision.

Parcel 5 will be developed for elderly housing and will be 14 stories high and contain 188 units 54 of which will be efficiencies, 121 one bedroom and 13 two bedroom units.

The developer is anxious to move forward in developing Parcel 5, and it is therefore, appropriate that Symphony Plaza East Company of Boston be finally designated as developer of Parcel 5. An appropriate Resolution is attached.

Attachment

